

Richland County Homestead **FARM AUCTION**

Country Home & Outbuildings
Pasture • Great Setting

7.5[±]
Acres

SCAN HERE
TO STAY UP
TO DATE



Auction will
be held onsite located at

5613 Wilson Road, Butler.

From Butler take 95-E to Benedict Road then left onto Wilson Road. Watch for RES Signs

Real Estate: Nestled on a serene back road, this secluded property boasts 7.5 acres of natural beauty, making it an ideal haven for both equestrian enthusiasts and nature lovers alike.

For horse lovers, the property offers five meticulously maintained rotating fenced-in pastures, providing ample space for your equine companions to roam and graze freely. The 5-year old horse barn is a true gem, featuring five matted stalls, a tack room, water, and power. Additionally, the barn boasts a concrete floor and a loft that holds incredible potential for conversion into living quarters, work room, or versatile storage. Immerse yourself in the beauty of the surrounding wildlife and lush landscapes. The property includes a spacious three-bay concrete garage designed to accommodate a wide range of hobbies and interests. Whether you enjoy watching the wildlife or simply appreciate the tranquility of nature, this property offers a front-row seat to the wonders of the great outdoors.

The two-story 1,784 sq. ft. farm house features 3 bedrooms, 2 full bath, and 1st floor laundry. The spacious kitchen is a central hub, perfect for preparing meals. Additionally, a three-season sunroom overlooking the pond invites you to relax and savor the changing seasons, while the dining room-living room combo provides ample space for hosting gatherings and simply enjoying quality time with friends and family. A deck off the upper story, providing a serene, picturesque vantage point to enjoy the beauty of your surroundings.

Tucked away, this property is a peaceful retreat where you can escape the noise of the city life and enjoy the serenity of the countryside. It's a slice of rural paradise waiting for you to call it home.

OPEN HOUSE:

The property will be open for inspection: **Wed, October 11th • 5-6pm,**
or call Brock Rader, Realtor 419-651-7994 for a private showing.



RES
AUCTION SERVICES

Brock Rader, Auctioneer, Listing
Agent 419-651-7994 • Drew Turner
Jake White • Seth Andrews, Broker



Real Estate Services
Ashland Downtown

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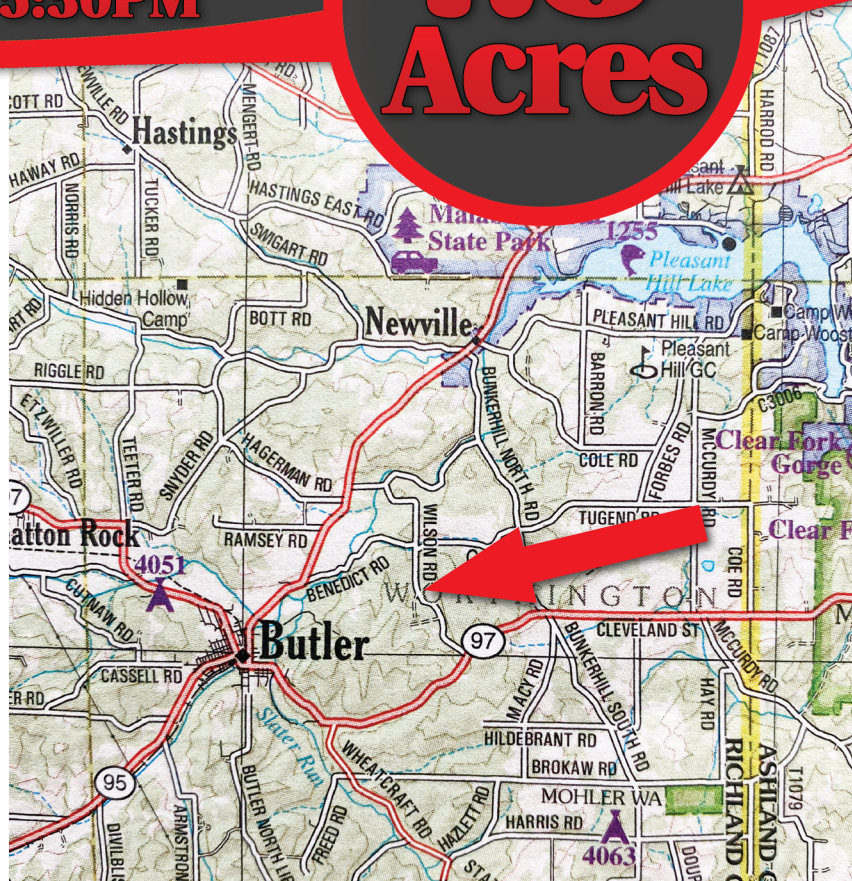
TUESDAY, OCTOBER 24TH @ 5:30PM

Richland County Homestead

FARM AUCTION

TUESDAY, OCTOBER 24TH @ 5:30PM

7.5[±]
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Taxes/Legal: Richland County Parcel # 0491200116000 located in Worthington Township & Clear Fork Local School District. The current annual taxes are \$1,618.32 and will be prorated to the date of closing.

Terms: The successful purchaser will be required to make a nonrefundable down payment of 10% at the conclusion of the auction with the balance due at closing within 45 days. A 10% buyer's premium will be added to the final bid to determine the purchase price. All desired inspections need to be completed prior to bidding.



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